



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

Redevelopment Bureau Status Report

November - December
2004

The mission of the Redevelopment Agency of the City of Long Beach is to improve blighted areas of Long Beach, revitalize neighborhoods, promote economic development and the creation of jobs, provide affordable housing and encourage citizen participation.

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Douglas Park (Formerly Known as PacifiCenter @ Long Beach)
Long Beach Temple Lofts
Cal State Long Beach Research and Training Center (Smart Park)

CENTRAL

Lofts on 4th

Staff Contact: David Simpson, Redevelopment Bureau – (562) 570-6853
Developer: Team Lofts, Inc.
Developer Contact: Keith Bohr - (714) 536-5888
Location: 834 E. 4th Street and 355 Alamitos Avenue (Southwest corner 4th Street & Alamitos Avenue)
Description: Develop vacant lot into 34-unit loft apartments, 6,400 feet of retail space and a two-level, 118-parking space garage.
Start Date: June 2002
Est. Cost: \$7 Million
Financing Source: Developer funds and Agency land contribution
Est. Completion Date: August 2004

Current Status: Construction has been completed and all units have been sold.

Central Long Beach Strategic Guide for Development

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Consultant: The Arroyo Group
Consultant Contact: Larry Morrison - (626) 584-8946
Location: Central Long Beach Redevelopment Project Area
Description: Strategic planning process to guide future redevelopment activities in Central Long Beach.
Start Date: March 1, 2002
Est. Cost: \$300,000
Financing Source: Redevelopment Agency
Est. Completion Date: March 2005

Current Status: The Draft Framework Plan for the Guide is complete. Redevelopment staff and the consultant have analyzed the community comments and they have been incorporated into the Public Review Draft Strategic Guide, which is now available for review on the 3rd floor of City Hall or on-line at <http://www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=5287>. Final Redevelopment Agency approval is scheduled to occur in March 2005.

CENTRAL (Continued)

New Mark Twain Library

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: City of Long Beach Library Services
Developer Contact: Eleanor Schmidt – (562) 570-6016
Location: Northeast corner of Anaheim Street and Gundry Avenue.
Description: Demolish the existing improvements and construct an approximately 16,000 sq. ft. state-of-the-art library facility.
Start Date: February 2006
Est. Cost: Approximately \$7 million
Financing Source: Public Library Construction and Renovation Bond Act funding and Redevelopment Agency
Est. Completion Date: Late 2006

Current Status: Site acquisition is done. On October 28, 2003, the City received approval for almost \$7 million of grant funding from the State of California to pay for the majority of the construction costs of the new library. A new architect has been chosen to complete the project and work on the design development drawings is proceeding.

Community Rehabilitation Industries (CRI)

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Community Rehabilitation Industries / Ability First
Developer Contact: Becky Tschirgi – (626) 396-1010
Location: Southwest corner of Anaheim Street and Walnut Avenue
Description: Demolish the existing improvements and construct 6,000 sq. ft. training center, off-street parking lot, and loading dock. Remodel façade of CRI's main facility.
Start Date: November 2004
Est. Cost: \$3,700,000 (approximately)
Financing Source: Redevelopment Agency
Est. Completion Date: Summer 2005

Current Status: The development site is cleared and the project has received its entitlements. However, since construction of the library across the street will not begin until early in 2006, the new CRI building was redesigned to minimize the massing along Anaheim to create a campus with the main building. The project is just finishing the plan check process for its building permit.

CENTRAL (Continued)

West Gateway Residential Development

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Barbi Clark, Redevelopment Bureau – (562) 570-6710
Developer: Lyon Realty Advisors, The Olson Company, Lennar South Coast Homebuilding and Jamboree Housing Corporation
Developer Contact: c/o Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Location: Between Broadway and 4th Street and Golden and Cedar Avenues.
Description: Seven-block, residential development incorporating ground level neighborhood retail with approximately 800 residential units.
Start Date: Mid 2006
Est. Cost: \$200 million (preliminary estimate)
Financing Source: Public/Private – to be determined
Est. Completion Date: Late 2008

Current Status: The Agency Board approved the developers for West Gateway as follows: Site No. 1 - Jamboree Housing Corporation, Site No. 9 - The Olson Company, Site No. 10 - Lennar South Coast Homebuilding, and Site No. 11 - Lyon Realty Advisors. Negotiations on the development agreements continue with all developers. Environmental Impact Report preparation is underway. The next neighborhood planning workshop will be held in February 2005.

Officer Daryle W. Black Memorial Park

Staff Contact: David S. White - (562) 570-5831
Developer: Long Beach Redevelopment Agency
Developer Contact: David S. White - (562) 570-5831
Location: 2023 Pasadena Avenue
Description: New 7,000 square foot neighborhood mini-park.
Start Date: Spring 2004
Est. Cost: \$200,000
Financing Source: Redevelopment Agency
Est. Completion Date: Spring 2005

Current Status: Construction is scheduled to be completed in January 2005. A grand opening ceremony will be scheduled in the Spring of 2005.

CENTRAL (Continued)

Willmore Implementation Plan

Staff Contact:	David S. White - (562) 570-5831
Developer:	Long Beach Redevelopment Agency
Developer Contact:	David S. White - (562) 570-5831
Location:	Willmore City Historic District
Description:	An implementation plan for the enhancement and preservation of the historic district.
Start Date:	April 2004
Est. Cost:	\$40,000
Financing Source:	Redevelopment Agency
Est. Completion Date:	Spring 2005

Current Status: The first draft of the plan is complete and was presented to the Agency Board on October 25, 2004. A community meeting was held on November 18, 2004. Another meeting will be held in February 2005. The plan is scheduled for Agency Board adoption in the Winter of 2005.

DOWNTOWN

Genesis Realty (350 E. Ocean) Residential Project (Ocean Villas)

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Developer: Genesis Real Estate Group
Developer Contact: George Medak - (562) 597-2077
Location: 350 E. Ocean Boulevard at Linden Avenue
Description: Two 17-story towers with 556 residential units.
Start Date: Under Construction
Est. Cost: \$100 million
Financing Source: Private
Est. Completion Date: Mid-2005

Current Status: Construction is underway. Initial occupancy is expected in January 2005. Completion is projected for March 2005.

The Park at Harbor View (300 W. Ocean Blvd.) Residential Development

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Developer: Camden Development
Developer Contact: Rick Holcomb - (949) 629-3300
Location: South of Ocean Boulevard, west of Pine Avenue, across from the Long Beach Convention Center (Pike Property)
Description: Development of 538 apartments, 246 condominiums, a 500-room hotel, related retail and office space.
Start Date: Phase I nearing completion.
Est. Cost: \$250 million
Financing Source: Private
Est. Completion Date: Summer 2004 (Phase I)

Current Status: Construction has been completed on Phase I, which includes 538 luxury apartments in six buildings and 20,000 square feet of retail space. The complex includes a two-level, 1,500-space semi-subterranean parking garage. The revised Phase II condominiums received entitlement approval from the Planning Commission in March 2004, and are in pre-sale. Phase III is under consideration for a hotel/residential project.

DOWNTOWN (Continued)

CityPlace Retail and Residential Development

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Developer: DDR Realty Group
Developer Contact: Stan Hoffman - (801) 323-2302
Location: Includes former Long Beach Plaza and International School sites, generally bounded by 3rd Street on the south, Pine Ave. on the west, 6th St. on the north and Elm St. on the east. Long Beach Blvd. bisects the site.
Description: Development includes 454,000 sq. ft. of retail and up to 332 residential units.
Plaza Site
125,500 sq. ft. discount retailer (Wal-Mart); 140,000 sq. ft. of general street level retail; 221 apartments and 39 condominium units.
International School Site
58,000 sq. ft. Albertsons; 15,000 sq. ft. Sav-On drug store; 11,000 sq. ft. general retail; 72 condominium units.
The project incorporates the former mall parking structure (2,400 spaces) into the project.
Start Date: Under construction
Est. Cost: \$75 million
Financing Source: Private and \$18 million City and Agency assistance
Est. Completion Date: Major mall retail complete (Fall 2003); PCS Apartments (Summer 2004); 4th and Elm Condominiums (Mid-2005); 3rd Street mixed-use site (Fall 2006)

Current Status: All retail buildings and off-site improvements are substantially complete. The apartments and retail on Pine Avenue have been completed. Construction on the 4th and Elm condominiums is currently underway. Plans for the 3rd Street residential/retail site are pending.

D'Orsay Hotel

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Developer: Long Beach Plaza Associates
Developer Contact: Alain M. Sarfatti - (562) 590-7515
Location: 201 Promenade (Broadway and Promenade)
Description: 230-room, 11-story hotel with 10,500 sq. ft. of retail and restaurant space, and 7,200 sq. ft. of ballroom and conference rooms.
Start Date: Late 2004
Est. Cost: \$35 million (not including land)
Financing Source: Private
Est. Completion Date: Late 2006

Current Status: The developer has obtained Hilton Hotel's approval of an Embassy Suites for the site. The developer is continuing to seek project financing.

DOWNTOWN (Continued)

Pine and Ocean Residential

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Developer: 100 E. Ocean LLC (Ensemble Real Estate LLC)
Developer Contact: Kam Babaoﬀ - (562) 628-0671
Location: 100 E. Ocean Boulevard, corner of Ocean and Pine Avenue and 207 Seaside Way
Description: 23-story high-rise residential development (155 residential condominium units with 319 on-site parking spaces and 255 off-site spaces).
Start Date: Summer 2005
Est. Cost: Unknown
Financing Source: Private
Est. Completion Date: Summer 2007

Current Status: The Developer has proposed a 23-story, mixed-use residential condominium project including 155 condominiums, 7,500 square feet of retail space and a 10,500 square foot spa. The Planning Commission approved the project on July 17, 2003. The project has been sold to Jas. Ratkovitch Co. who plans to start construction in Summer 2005.

The Walker Building Residential Lofts

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Developer: Borg Financial
Developer Contact: Bill Lindborg - (562) 432-7800
Location: 401 N. Pine Avenue
Description: Conversion of commercial building into 46 residential condominiums (39 lofts and 7 penthouses and 18,000 sq. ft. of ground floor retail space). www.TheWalkerBuilding.com
Start Date: Completed
Est. Cost: \$15 million
Financing Source: Private
Est. Completion Date: Residential completed; retail in progress.

Current Status: All residential condominiums have been sold.

DOWNTOWN

(Continued)

Insurance Exchange Residential Lofts

Staff Contact: Barbi Clark, Redevelopment Bureau – (562) 570-6710
Developer: Dan Peterson
Developer Contact: Dan Peterson – (310) 323-3155
Location: The Promenade at Broadway
Description: Eleven for-sale loft condominiums plus 11,500 sq. ft. of commercial space.
Start Date: Under Construction
Est. Cost: \$5,000,000
Financing Source: Private and \$455,000 City Historic Rehabilitation Loan
Est. Completion Date: Spring 2005

Current Status: The City Council approved an historic rehabilitation loan for the project on March 18, 2003. Construction is underway and pre-sales of residential units are occurring. Construction of the first floor and basement commercial space will begin in January 2005.

Broadway Residential Lofts

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Barbi Clark, Redevelopment Bureau – (562) 570-6710
Developer: American Hotel Lofts/Greystone, LLC
Developer Contact: Linda Crowley – (949) 464-9675
Location: 248 E. Broadway (southwest corner of Broadway and Long Beach Blvd.)
Description: 48 residential lofts with 9,000 sq. ft. ground floor retail space.
Start Date: Summer 2005
Est. Cost: \$9.4 million
Financing Source: Private and Agency land contribution
Est. Completion Date: Mid-2006

Current Status: This proposed 48-unit for sale residential loft project at 248 E. Broadway will contain approximately 9,000 square feet of commercial space on the ground floor. The developer is preparing revised plans incorporating a mix of unit types and the development agreement is being negotiated.

DOWNTOWN (Continued)

Cedar Court Project

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: 245 West Broadway LLC
Developer Contact: David Kubit – (562) 435-6166
Location: 3rd Street between Pacific Avenue and Cedar Avenue
Description: Development of parking for the former State Office Building and residential units.
Start Date: 2006
Est. Cost: Approximately \$17 million
Financing Source: Private
Est. Completion Date: 2008

Current Status: The developer has prepared concept plans for construction of a parking structure incorporating residential units for the parcel, currently improved with a surface parking lot. There will be about eighty units in the building. An Exclusive Negotiation Agreement for the site was approved by the City Council in May 2003. A Negative Declaration for the project has been certified and the final deal points of the Disposition and Development Agreement are being negotiated.

Promenade Residential Development

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Lyon Realty Advisors, The Olson Company and Lennar Southcoast Homebuilding
Developer Contact: Via Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Location: Promenade sites between First Street and Third Street
Description: Development of residential/retail mixed-use projects.
Start Date: Early 2005 (Phase 1)
Est. Cost: Not Determined
Financing Source: Private
Est. Completion Date: Early 2006 (Phase 1)

Current Status: The Agency Board selected Lyon Realty Advisors for Site No. 1, The Olson Company for Site No. 2, and Lennar Southcoast Homebuilding for Site No. 3. The Olson Company Disposition and Development Agreement was approved by the City Council on September 7, 2004, and they have completed the entitlement process. Negotiations continue on the development agreement with Lyon Realty Advisors and Lennar Southcoast Homebuilding.

DOWNTOWN

(Continued)

West Gateway Residential Development

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Barbi Clark, Redevelopment Bureau – (562) 570-6710
Developer: Lyon Realty Advisors, The Olson Company, Lennar South Coast Homebuilding and Jamboree Housing Corporation
Developer Contact: c/o Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Location: Between Broadway and 4th Street and Golden and Cedar Avenues.
Description: Seven-block, residential development incorporating ground level neighborhood retail with approximately 800 residential units.
Start Date: Mid 2006
Est. Cost: \$200 million (preliminary estimate)
Financing Source: Public/Private – to be determined
Est. Completion Date: Late 2008

Current Status: The Agency Board approved the developers for West Gateway as follows: Site No. 1 - Jamboree Housing Corporation, Site No. 9 - The Olson Company, Site No. 10 - Lennar South Coast Homebuilding, and Site No. 11 - Lyon Realty Advisors. Negotiations on the development agreements continue with all developers. Environmental Impact Report preparation is underway. The next neighborhood planning workshop will be held in February 2005.

Art Exchange - Feasibility Study

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Redevelopment Agency
Developer Contact: David White, Redevelopment Bureau – (562) 570-5831
Location: Undetermined
Description: A study to determine the feasibility of an artist center in the East Village Arts District.
Start Date: August 2002
Est. Cost: \$35,000
Financing Source: Redevelopment Agency
Est. Completion Date: Fall 2004

Current Status: The document was circulated for public comment and has been finalized. The final draft was adopted by the Agency Board on November 22, 2004.

DOWNTOWN (Continued)

West Ocean, Long Beach

Staff Contact: Jae Von Klug – (562) 570-6063
Developer: Intracorp
Developer Contact:
Location: 25 S. Chestnut Place (at Ocean Boulevard)
Description: Construction of two condominium towers with 246 residential units.
Start Date: 2005
Est. Cost:
Financing Source: Private
Est. Completion Date: Tower 1 (Summer 2006); Tower 2 (Fall 2006)

Current Status: Construction is scheduled to begin in 2005. Tower 1 will have 132 units in 29 floors and Tower 2 will have 114 units in 20 floors. Retail space totaling 3,569 square feet will be on the project's street level.

NORTH LONG BEACH

Community Park at Market and Dairy

Staff Contact: Meggan Mensinger, Redevelopment Bureau – (562) 570-7755
Developer: Department of Parks & Recreation
Developer Contact: Ana Mendiola, Parks, Recreation & Marine – (562) 570-3165
Location: Northwest corner of Market Street and Dairy Avenue
Description: Proposed new pocket park to be constructed on vacant City lot encompassing approximately 14,000 square feet.
Start Date: November 2001
Est. Cost: \$517,300
Financing Source: Agency tax increment funds from North Long Beach Redevelopment Project Area.
Est. Completion Date: Spring 2005

Current Status: Construction is in the final stage at the mini-park at Market Street and Dairy Avenue (proposed to be named Burton Chace Park). Inspections and tests will be conducted and a maintenance and plant-growing period is necessary before the park can open.

Community Park at Plymouth and Elm

Staff Contact: Meggan Mensinger, Redevelopment Bureau – (562) 570-7755
Developer: Department of Parks, Recreation & Marine
Developer Contact: Dennis Eschen – (562) 570-3130
Location: Northwest corner of Plymouth Street and Elm Avenue
Description: Acquisition of site for proposed new pocket park on a vacant lot encompassing approximately 48,750 square feet.
Start Date: November 2001
Est. Cost: \$413,000 (land only)
Financing Source: Agency tax increment funds from North Long Beach Redevelopment Project Area.
Est. Completion Date: December 2005

Current Status: The Parks and Recreation Commission and the Planning Commission reviewed plans for a new park at Plymouth Street and Elm Avenue. Plans include a playground, walking path, picnic tables and barbecue, turf, and trees. A small community garden is planned across from Elm Avenue, on a separate lot from the rest of the park. Plans allow for the addition of a small recreation center building at a future time. Plans and specifications have been finalized. Construction is expected to begin in the Spring of 2005.

NORTH LONG BEACH (Continued)

Park on 55th Way

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172
Developer: Redevelopment Agency/City of Long Beach
Developer Contact: Sandra Gonzalez – (562) 570-5479
Location: 55th Way, just east of Paramount Boulevard
Description: Abandoned warehouse on top of former dump; proposed to be converted into City park.
Start Date: Unknown
Est. Cost: Unknown
Financing Source: Agency, City, grant and loan funds.
Est. Completion Date: Unknown

Current Status: Acquisition of the site through the County of Los Angeles has been completed and the Agency now owns the property. Demolition of the existing dilapidated building has been completed. The conceptual park design was approved by the Redevelopment Agency Board on July 14, 2003. Construction has been initiated.

North Long Beach Street Enhancement Master Plan Implementation

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172
Developer: Willdan Associates
Developer Contact: Dave Mitchell, Public Works – (562) 570-6384
Location: North Long Beach; generally north of Del Amo Boulevard.
Description: Street Enhancement Master Plan
Start Date: August 2002
Est. Cost: \$1.8 million
Financing Source: Redevelopment
Est. Completion Date: June 2006

Current Status: City and Agency staff have been working with RBF Consulting, the program manager, to plan the implementation of the Three-Year Specific Action Plan. Design consultants have completed design work for street and alley projects (Phase I). Design consultants are doing field studies to verify streetscape work to be done and have begun Phase I streetscape design work (35% complete). Staff began advertising for construction bids for some of the projects in the Fall of 2003 and began construction of several projects in early 2004. All alley work has been completed. Completion of all street work is expected by June 2006. Phase II design work has commenced.

NORTH LONG BEACH (Continued)

North Long Beach Design Guidelines

Staff Contact: Greg Carpenter, Planning & Building – (562) 570-6896
Developer: Pat Smith, LSA
Developer Contact: Pat Smith – (323) 665-1940
Location: North Long Beach Project Area north of Bixby Knolls
Description: Design Guidelines for North Long Beach to be used in conjunction with the Bixby Knolls Design Guidelines.
Start Date: January 2002
Est. Cost: \$33,000
Financing Source: Redevelopment Agency
Est. Completion Date: January 2005

Current Status: The North Long Beach PAC approved the guidelines at its August 28, 2003 meeting subject to the revised language that addressed the PAC's comments. Planning staff reviewed the draft guidelines and asked for additional changes. In March 2004, Pat Smith provided a final draft for Planning staff's final review. The Agency Board approved the Design Guidelines on November 8, 2004. On January 5, 2005, the Planning Commission unanimously approved the North Long Beach Design Guidelines.

Neighborhood Enhancement Areas

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172
Developer: Neighborhood Services Bureau
Developer Contact: Kathleen McCleary – (562) 570-6065
Location: Coolidge Triangle and Jordan High Neighborhoods
Description: Residential property improvement program offering small rebates to property owners.
Start Date: On-going
Est. Cost: \$500,000 annually
Financing Source: Agency tax increment funds from North Long Beach Redevelopment Project Area.
Est. Completion Date: On-going

Current Status: The current active neighborhood is the Coolidge Triangle Neighborhood, which opened on July 1, 2004. The next neighborhood to open will be the Jordan High Neighborhood, which will open on February 1, 2005.

NORTH LONG BEACH (Continued)

New North Long Beach Library

Staff Contact:	Lee Mayfield, Redevelopment Bureau – (562) 570-6172
Developer:	City of Long Beach Library Services
Developer Contact:	Eleanor Schmidt – (562) 570-6016
Location:	Near the intersection of South Street and Atlantic Avenue.
Description:	Construct an approximately 18,000 sq. ft. library facility to replace the 6,800 sq. ft. North Branch Library.
Start Date:	Early 2006
Est. Cost:	Approximately \$7 million, excluding site acquisition costs.
Financing Source:	Redevelopment Agency
Est. Completion Date:	Early 2007

Current Status: An Implementation Plan has been completed for the Village Center at Atlantic Avenue and South Street. That Plan identifies the northeast corner of the intersection as the proposed site for a new expanded library and possible community center facility. An outside consulting firm has been retained to work with the community to develop a Community Needs Assessment (CNA). The CNA will provide an extensive public input process to determine community needs and expectations regarding recreational and community facilities. The CNA will assess existing conditions regarding current City facilities in North Long Beach as well as other providers in an effort to determine if community needs are being met. From the information gathered, the CNA will develop a full feasibility study for the proposed community center that includes site options and concept plans as well as operational budget estimates.

WEST LONG BEACH INDUSTRIAL

Another Pallet Corporation

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Marvin Bane
Developer Contact: Marvin Bane – (562) 437-6106
Location: All of Site "E" (between Cowles and 14th Street, west of Hayes)
Description: Pallet manufacture and repair facility (owner-occupied).
Start Date: Winter 2002
Est. Cost: \$1,048,000
Financing Source: Private and Grow America Revolving Loan
Est. Completion Date: Winter 2004

Current Status: The Developer finalized his site plan and applied for gap financing from the Grow America Fund through the City's Economic Development Bureau. The project was approved by the Agency Board on August 25, 2003, and by the City Council on September 2, 2003. The Developer is awaiting final loan processing and approval through the Grow America Fund. On January 10, 2005, the Agency Board voted to terminate the Disposition and Development Agreement with Another Pallet Corporation. The available land will be re-advertised in the 2005 Request for Proposals, which is being prepared for distribution in early 2005.

Everbright/Mainland Pacific

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Mr. Liu and Ms. Cheung
Developer Contact: Shan Lee – (562) 692-7244
Location: 1515 Judson Avenue
Description: Purchase Agency-owned property to develop a container repair yard (owner-occupied)
Start Date: September 2001
Est. Cost: \$525,000
Financing Source: Developer Funds
Est. Completion Date: Winter 2004

Current Status: The Disposition and Development Agreement has been fully executed. Escrow for the sale of the property closed on September 11, 2003. Final construction plans are being completed.

WEST LONG BEACH INDUSTRIAL (Continued)

GEL

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: GEL
Developer Contact: Gerardo Licciardi – (310) 766-8589
Location: 1690 Cota Avenue
Description: 6,356 sq. ft. of industrial commercial building on a 12,740 sq. ft. lot (owner-occupied)
Start Date: Winter 2003
Est. Cost: \$146,510
Financing Source: Developer Funds
Est. Completion Date: Winter 2004

Current Status: Project construction has been completed.

Hugh Roberts Construction (16th Street)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Hugh Roberts Construction, Inc.
Developer Contact: Hugh Roberts and Kathy Roberts – (562) 590-4825
Location: 2115 W. 16th Street
Description: Acquisition of 3,125 sq. ft. site for the expansion of an existing business and storage for construction equipment, with landscaping and parking.
Start Date: September 2004
Est. Cost: \$45,313
Financing Source: Developer Funds
Est. Completion Date: Winter 2004

Current Status: The Disposition and Development Agreement was approved by the Redevelopment Agency Board on September 13, 2004, and by the City Council on September 14, 2004.

WEST LONG BEACH INDUSTRIAL (Continued)

Hugh Roberts Construction (Gaylord Street)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Hugh Roberts Construction, Inc.
Developer Contact: Hugh Roberts and Kathy Roberts – (562) 590-4825
Location: 2151 W. Gaylord Street
Description: Acquisition of 6,500 sq. ft. site for the development of a two-story industrial building and storage facility.
Start Date: September 2003
Est. Cost: \$78,000
Financing Source: Developer Funds
Est. Completion Date: February 2005

Current Status: The Disposition and Development Agreement was approved by the Redevelopment Agency Board on June 23, 2003, and by the City Council on July 8, 2003. Construction will be completed in February 2005.

J. C. Express

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Joaquin and Maria Cruz
Developer Contact: Joaquin and Maria Cruz – (562) 495-9646
Location: 2001-2011 W. Cowles Street
Description: Purchase Agency-owned property to develop a 2,000 to 3,000 sq. ft. structure on a 16,262 sq. ft. lot to operate a freight shipping company (owner-occupied).
Start Date: Winter 2002
Est. Cost: \$195,144
Financing Source: Developer Funds
Est. Completion Date: Winter 2004

Current Status: Final construction plans are being completed and construction financing is being secured. A more extensive soils test has been completed and a revised site plan was submitted on December 22, 2004.

WEST LONG BEACH INDUSTRIAL (Continued)

J.C.D.S. Properties – Sudduth Tire

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: J.C.D.S. Properties
Developer Contact: Jeanne R. Sudduth – (562) 426-5544
Location: Northwest corner of Anaheim Street and Hayes Avenue (Site Q2)
Description: Acquisition of 67,688 sq. ft. site for the construction of a two-story office area, shop area, and 2-story storage facility with landscaping and on-site parking.
Start Date: Spring 2005
Est. Cost: \$909,664 for land
Financing Source: Private
Est. Completion Date: 2005

Current Status: The Developer has finalized the site plan and proposed elevations for the project and signed the Disposition and Development Agreement (DDA). The Redevelopment Agency approved the DDA in May 2004 and the City Council approved it in June 2004. The Developer has received project approval from the City and has purchased the land from the Redevelopment Agency. Construction should begin in the next 60 days.

Long Beach Iron Works

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Long Beach Iron Works
Developer Contact: Christopher Stahl – (562) 432-5451
Location: Northern half of Site Q (south side of 14th Street, east of Hayes)
Description: Developer proposes to build office, shop and service yard for iron works.
Start Date: Summer 2003
Est. Cost: \$825,000
Financing Source: Private
Est. Completion Date: Fall 2004

Current Status: The Disposition and Development Agreement has been executed by the Developer. Agency Board approval and City Council approval have been received. Escrow will close within 90 days.

WEST LONG BEACH INDUSTRIAL (Continued)

Pacific Pallet Company

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Steve Amato and Sam Amato
Developer Contact: Steve Amato and Sam Amato – (562) 432-4315
Location: 2210 W. Gaylord
Description: Purchase Agency-owned property to construct an 11,300 sq. ft. office and warehouse for a pallet manufacture and repair facility (owner-occupied).
Start Date: Winter 2002
Est. Cost: \$500,000
Financing Source: Agency (\$162,000 in relocation assistance), Private (\$338,000), and Grow America Revolving Loan (175,000)
Est. Completion Date: Spring 2005

Current Status: The Disposition and Development Agreement (DDA) has been executed. Escrow closed on February 5, 2004. Construction will be completed in March 2005.

Parker Diving Service

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Parker Diving Service, Inc.
Developer Contact: Matt Peterson – (310) 833-4554
Location: 1651-1657 Seabright Avenue
Description: Purchase Agency-owned property and construct a 5,333 sq. ft. office/warehouse on a 11,184 sq. ft. lot.
Start Date: Early 2005
Est. Cost: \$148,498 for land
Financing Source: Private
Est. Completion Date: Mid 2005

Current Status: The site has been cleared, the Developer has his building permit, and escrow will close in January 2005.

WEST LONG BEACH INDUSTRIAL (Continued)

Richard's Wheel & Chassis

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Richard Graves, dba Richard's Wheel & Chassis
Developer Contact: Richard Graves – (562) 437-7420
Location: 1452 W. 14th Street
Description: Purchase Agency-owned property and construct a 2,358 sq. ft. warehouse on a 5,000 sq. ft. lot.
Start Date: Summer 2004
Est. Cost: \$57,500 for land
Financing Source: Developer Funds
Est. Completion Date: 2004 (4th Quarter)

Current Status: This project has been completed.

Smith-Co Construction

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Smith-Co Construction, Inc.
Developer Contact: John S. Smith – (562) 434-2404
Location: Northwest corner of Hayes Avenue and 14th Street
Description: Purchase Agency-owned property and construct a 6,100 sq. ft. office/warehouse on a 9,587 sq. ft. lot.
Start Date: Unknown
Est. Cost: \$115,044 for land
Financing Source: Developer Funds
Est. Completion Date: Unknown

Current Status: Surface oil and gas rights are being extinguished to permit development of the parcel.

MISCELLANEOUS/CITYWIDE/NON-AGENCY

Douglas Park (Formerly Known as PacifiCenter @ Long Beach)

Staff Contact: Amy Bodek, Project Development – (562) 570-6479
Developer: Boeing Realty Corporation
Developer Contact: DeDe Soto – (562) 733-2171
Location: Adjacent to north side of Long Beach Airport
Description: 238-acre mixed-use (commercial, retail and residential) development project.
Start Date: 3rd Quarter 2005
Est. Cost: Unknown
Financing Source: Private
Est. Completion Date: 2020

Current Status: Project components include 3.3 million square feet of commercial and industrial uses; 1,400 residential units; 400 hotel rooms; 200,000 square feet of retail and 11 acres of parks and open space. The Planning Commission certified the Environmental Impact Report (EIR) and recommended approval of the project entitlements on October 7, 2004. The City Council approved the project on December 14, 2004.

Long Beach Temple Lofts

Staff Contact: Barbara Kaiser, Redevelopment Bureau – (562) 570-6340
Developer: Trimark Pacific Homes
Developer Contact: Larry Moisan - (818) 706-9797
Location: 835 Locust Avenue
Description: Redevelopment of a six-story, 120,000 sq. ft. building into 82 loft units; demolish three houses for parking.
Start Date: Under Construction
Est. Cost: \$10-15 million
Financing Source: Private
Est. Completion Date: TBD

Current Status: Trimark Pacific Homes has retained a new architect, is completing working drawings, and is pre-selling the units. Foundation permits were issued on April 29, 2004. In the Fall of 2004, the Developer announced the release of their fourth phase of Loft dwellings.

MISCELLANEOUS/CITYWIDE/NON-AGENCY
(Continued)

Cal State Long Beach Research and Training Center (Smart Park)

Staff Contact:	Seyed Jalali, Redevelopment Bureau – (562) 570-3822
Developer:	Cal State Long Beach Foundation
Developer Contact:	Mo Tidemanus - (562) 985-8489
Location:	2100 & 2200 W. Pacific Coast Highway
Description:	32-acre smart tech light industrial park with 400,000 sq. ft. of space for research and development facilities, offices, light manufacturing and warehousing.
Start Date:	October 10, 2002 (Phase I)
Est. Cost:	Unknown
Financing Source:	Private
Est. Completion Date:	July 2003 (Phase I Completed)

Current Status: Phase I is now complete. The site is being marketed by Economic Development staff and Cushman Wakefield. CoStar will assist with marketing to regional venture capital firms in an effort to attract technology companies. Of the five buildings constructed in Phase I, three have been leased. Building three, totaling just over 42,700 sq. ft., has been leased by Corinthian Colleges, and they have signed a letter of intent to lease building four, which has 45,000 sq. ft. available. Building five, totaling 25,390 sq. ft., has been leased by Wartsila North America. Buildings one and two, totaling over 110,000 sq. ft., remain to be leased. After construction of Phase II, the project will include seven buildings totaling over 380,000 sq. ft. Corinthian College has indicated a desire to lease additional space when Phase II becomes available.